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TO THE PEOPLE OF BOSTON:

When I was chosen by you to assume the responsibilities of the Office of Mayor, I promised the people of Boston that every effort would be made to make our City a place where its people would want to live and to work. This struggle is not over, much is still to be done.

Yet, we can take pride in what has been accomplished in our development programs. Areas of the City, which a few short years ago were being abandoned, are rapidly becoming model urban communities. Our central commercial and industrial areas where many of us work and shop are demonstrating a new vigor.

A summary of what has occurred in Boston is contained in the 1966 Annual Report of the Boston Redevelopment Authority. I suggest that the report be examined carefully for its tells not only what has happened but also how the cooperation and guidance of our citizens has made progress possible.

John F. Collins
Mayor of Boston

PROLOGUE

Boston has planned and is carrying out the most comprehensive urban development program in the nation. Boston's progress has been made possible by combining the planning and development functions in a single responsible agency, the Boston Redevelopment Authority. Under this system, the City has been able to plan carefully and to act quickly.

Today, throughout the City, the results are visible to all. In Roxbury's Washington Park, new and rehabilitated homes, new shops, streets, recreational facilities and other community improvements have demonstrated to Boston's citizens that urban living is desirable and practical for them and their children. In Charlestown and the South End and other older City neighborhoods, community-supported plans for their neighborhoods are rapidly moving off the drawing boards and into construction.

Although the rehabilitation of the City's neighborhoods for its residents has been and is a most important objective of the Authority's program, the economic vitality of the City has not been neglected. The new Government Center, an excellent example of effective urban design, is providing a coordinated regional center for governmental and related services. New and rehabilitated office structures will provide increased employment and an expanded tax base.

In the Waterfront and other downtown areas, effective planning and design has spurred a massive financial commitment to the City's future.

Nowhere is private enterprise's confidence in Boston's economic future more evident than in the $200 million Prudential Center which soars over Boston's historic Back Bay.

By the end of 1966, local investment, public and private, amounting to nearly 2 billion dollars had been committed to the development program.

Boston's program relies heavily on the Federal Urban Renewal Program which makes possible a maximum effort with a limited financial expenditure by the City. At present, the City has eleven federally assisted projects, ten of which are in execution. In addition, four non-federally assisted projects are making an important contribution to the program.

The Authority has constantly worked to employ existing programs to the fullest, to suggest improvements whenever practical and to innovate whenever possible. Boston has pioneered in many aspects of the urban renewal process. Housing rehabilitation, new attractive low income housing, rent supplementation for low income families, complete family relocation service, excellence in urban design, early land acquisition, and early land disposition to hasten development are some of the programs in which the City has broken new ground.

In the future, the Authority will participate in a "Model Cities" Program, which will introduce broader social programs to cope with the difficult problems which confront many of our citizens.

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Although we are not content to rest on past accomplishments, it is worthwhile to review how far we have come. The 1966 Annual Report of the Authority has been prepared for the people of Boston so that progress can be noted as we confidently look forward to 1975 and the completion of the "New Boston".

Edward J. Logue
Development Administrator
Boston Redevelopment Authority

III. BOSTON'S DEVELOPMENT STRATEGY

INTRODUCTION

Redeveloping and restructuring a large city to meet the requirements of today and tomorrow is a highly complex task. The vitality of both the City's economic core and many of its older residential neighborhoods had been weakened by a series of blight creating forces---obsolescence, industrial and institutional encroachment into residential areas, private and public neglect, traffic congestion and rising property taxes. Yet, the basic strengths of these areas remained---much sound housing, adequate public facilities, proximity to jobs, shops, cultural and recreational activities, and, most important, a belief by many of Boston's citizens that something could be done.

In 1960, Mayor John F. Collins accepted the mandate of the people to halt Boston's decline. The Authority was reorganized and charged with carrying out Mayor Collin's program for a "New Boston". A development strategy, based on urban renewal, was conceived and presented to the community. The broad guidelines of the program are designed to.....

Strengthen Existing Neighborhoods

Boston's older residential neighborhoods are fundamentally sound with a reservior of social and economic assets. The Authority, therefore, stresses the rehabilitation of most of the existing residential buildings in project areas, with a minimum of clearance.

Strengthen the Downtown Core

Strong forces have greatly altered the structure of economic and social activity in older urban centers. In Boston, the Authority has acted to replace declining activities such as manufacturing by encouraging growth in financial, residential, governmental and institutional land use. The resurgence of construction in downtown areas will serve to strengthen traditional central activities such as retailing, distribution, tourism, and cultural and entertainment activities.

Plan with People

To retain and strengthen existing neighborhoods and employment areas, the Authority relies heavily on the participation and support of residents, community and business leaders in the planning process. Community renewal is a necessary condition if urban renewal is to occur in a part of the City.

A four hundred member Citizen's Advisory Committee, drawn from all sectors of the community, reviews and makes recommendations on city-wide development programs. In addition, over 100 groups representing residential, commercial, industrial and institutional areas and interests have been organized to facilitate the exchange of ideas and information.

Provide Comprehensive Relocation Services

The Authority provides complete relocation services for those who must be displaced. The Family Relocation Department assists families in relocating to standard housing at rents they can afford. The Business Relocation Department aids firms in a new site selection, in obtaining financial assistance and by providing business management guidance.

Encourage Outstanding Urban Design

The Authority has encouraged talented architects, planners and designers to participate in the Boston program. Excellence in architecture and urban design is actively pursued by the Urban Design Staff. Design criteria for public and private development activities have been established to provide a balance between preservation and change and to insure effective use of scarce urban land.

Attract Private Investment

Public Urban Renewal funds absorb the costs of planning, property acquisition, clearance, and site preparation. However, investment in residential and commercial land use must come, in large part, from private firms and institutions. Success in attracting private investment to Boston has been due, in large part, to continuous cooperation and dialogue between the Authority and private developers.

IV. PLANNING IN 1966

INTRODUCTION

The Authority is the official planning agency for the City of Boston. The planning functions include comprehensive and renewal planning, transportation and capital improvements planning, zoning, and urban design. Specific departments within the agency have the responsibility for detailed planning in these areas. Planning is guided by the General Plan for the City of Boston 1965/1975, which was presented to the Mayor and City Council by the Authority in 1965. In addition, the agency continues to produce general and specific studies on a variety of planning and development problems.

1. RENEWAL PLANNING

The Renewal Planning Staff provides the link between the planning and development functions of the Authority. Individual planners work closely with project staffs to coordinate project planning with the city-wide development program.

During 1966, project planners were concerned with the many problems inherent in carrying out the Authority's extensive Urban Renewal Program. These involved day to day implementation planning in active project areas to insure that project execution is carried out in accordance with the approved Urban Renewal Plan. In addition, the staff was responsible for the preparation of the proposed Campus High Project.

2. COMPREHENSIVE PLANNING

The Comprehensive Planning Staff carrys out city-wide studies which aid in the realization of the objectives outlined in the General Plan. In addition, neighborhood studies are prepared in the process of detailing the overall recommendations of the General Plan, and in formulating actions which can be taken in order to achieve city-wide development objectives.

During 1966, the following comprehensive planning studies were undertaken by the staff.

Open Space and Recreation

During 1966, the Planning Department began a city-wide study of open space and recreation. The study will develop a program for the improvement of the City's existing open spaces, as well as detail a plan for the further open space acquisition and development, leading toward the achievement of the recreational objective of the 1965/1975 General Plan. In conjunction with the purposes of the study, an application was prepared under the Urban Beautification Program requesting Federal funds for the immediate improvement of a number of existing open space areas within the City. The City is currently awaiting Federal approval and funding of the continuing program.

Architectural and Historic Conservation

A program of historical and architectural research continues to guide conservation efforts in renewal project areas. Historical conservation studies in 1966 include: Back Bay, the Blackstone Block in the Waterfront Project, an historical brochure for Charlestown, and a photographic study of architecturally significant structures in the Washington Park project area.

Freedom '75

A 1975 World Exposition for Boston is being planned to celebrate the U. S. Bicentennial and the culmination of 1960/1975 Boston Development Program. The Freedom '75 Project was recommended to the Mayor by Boston business leaders in 1962, and has received the active support of the Authority and its Planning Department which has been providing staff and professional planning services. Capital costs, exhibitors costs and engineering feasibility have been studied. Tax revenue, tourist spending, employment and business volume estimates, both locally and regionally, have been prepared.

After the Fair, Boston would have a legacy leading to a City of tomorrow. Among the land uses projected are housing for approximately 30,000 people; new university facilities; shops and offices, research and development facilities; transportation systems; and a variety of open space and water oriented facilities, including beaches, parks, marinas and permanent cultural and regional facilities.

The American Revolution Bicentennial Commission is expected to choose between Boston and other contenders of the official U. S. Bicentennial site.

Toward the close of 1966 primary attention was given to devising a work program for 1967, to insure completion of a truly impressive, exciting Exposition and Post-Exposition plan for presentation to the Federal Government.

Other Studies

Other studies undertaken during the year include: a study of Boston's housing stock and the effect of the City's development program on housing, and a series of studies pertaining to Boston's industrial development, industrial relocation, and manufacturing employment characteristics.

3. TRANSPORTATION ENGINEERING

In 1966, the Transportation Planning Department was strengthened by the consolidation of the transportation planning and project engineering functions into the new Transportation Engineering Department. The planning of traffic circulation and parking is an important responsibility of the department.

During 1966, the department initiated off-street parking studies in the South End, and continued planning on the East Berkley Street

widening and the South End by-pass. In Washington Park, traffic circulation plans were set for several major housing developments. In Charlestown, circulation plans were completed and adopted by several City agencies. In the Fenway Project, the department initiated design of the Dartmouth Street pedestrian mall. Questions on most of the Central Business District circulation plans were resolved, South Station development and Stadium proposals were reviewed and signs, signals and pavement markings for the area were designed. Preliminary transportation plans were developed for Campus High. Other activities continued throughout the year in the other renewal projects.

The Engineering Staff administers the clearance phase of the development program and provides to each of the projects the technical skills which are needed to carry out the redevelopment phase of the renewal plan. An engineer assigned to each project organizes and supervises a project coordinating committee, consisting of representatives from City agencies, developers, contractors, tenants, and others concerned with the physical redevelopment of the area. This committee arranges mutually convenient demolition and construction schedules for renewal activities. The project engineer also supervises and reviews the work of each project's consultant engineering firm.

The Transportation Engineering Department maintains liason with several City Departments, providing them with staff assistance in the preparation of studies, reports and contracts. Department activities continue in other areas such as Kenmore Square, Back Bay, Jamaicaway, and North Terminal, as well as on four major traffic routes: The Southwest Expressway, the Inner Belt, Dorchester Avenue and the Central Artery.

4. ZONING

The Zoning Staff of the Planning Department is responsible for making recommendations to the Authority concerning Board of Appeal applications for zoning variances and non-conforming land uses which are referred to it by the City Building Department. The staff is also responsible for making recommendations to the City Zoning Commission concerning zoning text amendments and map changes, and for undertaking special zoning-planning related studies in order to coordinate and facilitate zoning requirements for the renewal project plans.

During 1966, the Zoning Staff made recommendations on 337 applications for variances and non-conforming land uses to the Board of Appeals, and twenty applications were presented to the Zoning Commission in connection with Zoning Code and map changes.

5. CAPITAL IMPROVEMENTS

The most significant activity concerning capital improvements during 1966 was enactment in July, by the General Court, of Chapter 642 of the Acts of 1966 creating the Public Facilities Commission, which will be responsible for the implementation of the 287 million dollar Capital Improvements Program. Consequently, the function of the Authority has been transferred to this new department. A significant factor in the creation of the Commission was the Authority's financed study and report on municipal construction by Dr. Anthony G. Adinolfi.

The legislation creating the Commission became effective in October, at which time the Commission, which is directly responsible to the Mayor, was activated.

6. URBAN DESIGN

The Urban Design Staff establishes design objectives for the renewal projects. It sets design requirements for individual disposition parcels to insure that developments within the project are consistent with the overall design objectives. It also provides Design Review guidance to developers in the preparation of their proposals and surveillance of approved proposals to assure that they are carried out in construction.

During 1966, project transition from planning to execution stage placed a greater emphasis on the design reveiw functions of the department. The staff reviewed and approved over 200 individual building developments and public improvements throughout the City. The Urban Design Staff conducted design competitions for the beautification of Copley Square, and for an office tower in the Government Center. Department activities also included preparing design concepts for the new Campus High School, the Community College, the Dartmouth Street Mall in the Back Bay and for numerous municipal improvements throughout the City.

As reinforcement to the design guidance provided to the private developer and architect, the Authority refers critical design issues to periodic review by the Design Advisory Committee*, a distinguished panel of designers and architects of international reputation.

* Hugh A. Stubbins, Chairman
Pietro Belluschi
Jose Luis Sert
Lawrence Anderson
Nelson R. Aldrich

V. THE DEVELOPMENT PROGRAM IN 1966

INTRODUCTION

In 1966, the Urban Renewal Program consisted of twelve federally assisted and 6 non-federally assisted project areas. Details of specific project accomplishments for 1966 are outlined in the following section:

1. PROJECT SUMMARIES

FEDERALLY ASSISTED PROJECTS

Washington Park

The Washington Park Urban Renewal Area, Boston's first residential renewal project, is nearing completion. The project's renewal plan, developed through active participation by community groups, agencies and private citizens, is designed to stimulate public, private and institutional development in order to preserve the neighborhood, and provide environmental conditions that will reinforce family and community life.

The Urban Renewal Plan for Washington Park emphasizes the rehabilitation of existing housing. Approximately 70% of all structures in the community are in rehabilitation areas. New schools, playgrounds, indoor recreational facilities, and other public facilities are being built. Upon project completion, approximately 1500 units of new housing, and modern shopping centers will have been constructed and large scale improvements in streets, street lighting, fire and police communications and water and sewer services will have been provided by the City.

By early 1966, 90% of all the properties that had been designated for acquisition had been acquired, and 95% of the structures to be demolished had been cleared. The City of Boston had constructed public improvements valued at $1,000,000 and private developers had undertaken construction valued at $6,500,000 including the development of Marksdale Gardens, which has received rewards for excellence in urban housing design, 460 housing units for low-to-moderate incomes had been built and occupied. The renewed faith of residents in their community was documented by the fact that property owners had invested almost $1,700,000 in rehabilitating their properties.

During 1966, the first major commercial development in fifty years in the Roxbury district was opened for business. The new seven acre shopping center provides much needed shopping opportunities, and employs 250 persons, 95% of whom are Roxbury residents. During the year construction was started on the Roxbury Boys' Club, on two new urban parks and on 380 additional housing units. Public improvements continue to be made; $6.5 million has been spent or encumbered to date.

Encouraged by the achievements of urban renewal in Washington Park, private investments not specified in the original plan began to occur. Some 92 housing units have been built in this way, and a 120 bed nursing home is under construction.

At the end of 1966, 97% of the total families to be relocated had been moved. The property rehabilitation staff had completed inspections of over 1300 properties. 230 properties remain in the current rehabilitation workload. The total rehabilitation investment at the end of 1966 amounted to over $2,298,000.

Government Center

1966 brought marked progress on Boston's dramatic Government Center, a regional capital for governmental, administrative and service facilities. The major goals of the project, which on completion will represent a $230,000,000 investment, were to clear a blighted area in the heart of the City and convert it to a major complex of governmental and private activity. The City is developing an area of architectural excellence, harmonious with Boston building traditions, and easily accessible by auto and mass transit. Increasing the local tax base and revitalizing the downtown core were important considerations in the planning of the project. Property tax revenues from the Government Center area, after redevelopment, will increase by more than $500,000 per year.

During 1966, the John F. Kennedy Federal Office Building was completed and occupied, the first segment of One Center Plaza was completed and occupied and the second segment was under construction. The new City Hall was approximately 65% completed at year's end; construction began on the New Merchants Bank Building on State Street. Ground was broken for the new Police Station late in the year and funds were allocated by the State Legislature for the new State Service Center. Developers were designated for a chapel, post office building and two small office buildings. Plans were underway for the rehabilitation of the historic Sears Crescent building; a developer was designated for a new hotel. Working drawings were in process for the new Government Center Plaza, street and subway work continued to tie in with developments in the area.

Downtown Waterfront- Faneuil Hall

The plan for the Downtown Waterfront - Faneuil Hall Project is designed to restore Boston's "Window on the World". It is estimated that more than $125,000,000 will be invested in private construction and rehabilitation for housing, office and retail space. By year's end, more than 85% of the properties scheduled for acquisition were acquired and clearance was underway. Included was land needed for the realignment of Atlantic Avenue and sites in the State Street - India Wharf area.

The first of many proposed rehabilitation projects involving conversion of industrial buildings to modern residential structures was completed in 1966. Construction of the new $3.5 million Aquarium on Central Wharf, which has received national acclaim for its architectural innovations, continued on schedule and is expected to be completed in late 1967. Negotiations for the development of an apartment-parking garage complex on India Wharf proceeded and architectural planning by the noted architectural firm of I. M. Pei of two 40-story apartment towers is in process. Approximately 30% of the firms to be displaced have been relocated, including the fruit and produce, and meat dealers.

South End

Due to the unique residential and architectural character of the South End, major emphasis is placed upon citizen participation and preservation of existing structures. Mutual understanding between the community and the Authority, developed through numerous neighborhood meetings and tours, has brought forth a plan which received wide community support.

The South End Urban Renewal Plan proposes that 75% of existing structures be rehabilitated. It provides for 3,600 new housing units, including public housing, housing for the elderly, and low-to-moderate 221(d)3 apartments. Five obsolete schools will be replaced by four new elementary schools and a new junior high school. The Plan allows for expansion of the Boston University Medical Center, Cathedral High School, and other institutions. New playgrounds, small parks, plazas and other open spaces will be created. Provision is made in the plan for new commercial and industrial expansion that will provide an estimated 3,200 new jobs and an increase in tax revenue of one million dollars.

Relocation services to families and individuals, to be staged over a seven year period, will be provided under contract with the United South End Settlements. The Authority expects to provide new and rehabilitated housing for the 3500 families and individuals, who much move from the buildings that will be cleared. Many of these units will be provided by community-based non-profit housing corporation.

The Castle Square development has provided five hundred units of 221(d)3 housing, fifty of which have been leased by the Boston Housing Authority for their rent supplement program. Four hundred units of housing for the elderly are under construction. To build on the strengths of the South End and provide solutions to community problems, the Boston Redevelopment Authority together with the community, has developed major action programs in the area; such as the South End Neighborhood Action Program and "Just a Start".

Charlestown

Separated by the Charles River from the hub of Boston, Charlestown is a predominantly residential community, which has experienced industrial encroachment and blight upon its residential land. The purpose of the Charlestown Renewal Plan, which went into execution in October 1965, is to strengthen the residential and community aspects of Charlestown, while allowing job-producing industries to remain in surrounding areas.

The plan calls for rehabilitation of 90% of the areas residential structures. Additional housing will be provided through construction of moderate income housing units. Construction of Massachusetts Bay Community College, elementary schools, a new shopping center and major recreation facilities will further stabilize and strengthen the Charlestown community.

1966 saw progress on the development of plans for the new Community College, a new library and an addition to the Edwards Junior High playground. During the year, the Authority and the MBTA finalized an agreement for the replacement of the elevated structure in Charlestown and construction was started on a new tunnel from Haymarket Square, the first leg of the replaced facility.

Rehabilitation progress continued with improvements on 160 dwelling units. Two developers have been tentatively designated for several housing sites, including one site which will provide 250-300 moderate income 221(d)3 apartments in the Little Mystic Channel Area.

In addition, legislation was submitted to the 1967 session of the General Court to enable filling part of the Little Mystic Channel to provide land for a proposed recreation area.

Work began during the year on both family and business relocation 11% of the businesses in the relocation caseload found new quarters, 14% of the families and individuals to be displaced had been relocated.

South Cove

The South Cove Project is located between the downtown commercial district and the South End, and functions as a residential, institutional, entertainment and business area.

While there are areas of existing good housing and institutional activities, the area is characterized by a number of detrimental factors.

Objectives of the South Cove Urban Renewal Plan, include preserving and strengthening of the areas' residential character, facilitating efficient land use for housing, commercial and institutional purposes, and increasing the City's property tax base. The South Cove plan envisions a unique community containing distinct areas of residential, commercial, institutional, business and entertainment use.

Housing will be improved both through rehabilitation and construction of moderate income housing sponsored by the Chinese Urban Renewal Committee, Tufts New England Medical Center, and the Massachusetts Housing Association. Additional community facilities will include neighborhood commercial development, schools, a public plaza and other open areas.

Approximately 17% of the acquisition parcels were acquired, and over 20% of the properties in Chinatown scheduled for rehabilitation were surveyed. Relocation of 10% of families and individuals to be moved was accomplished by the end of the year.

The Chinese Urban Renewal Committee was designated developer of 200 units of moderate income 221(d)3 housing. The Authority approved preliminary expansion plans for the Tufts-New England Medical Center. Plans for Don Bosco Technical High School, a new Quincy Elementary School, a new fire station and the public plaza were under development during the year. A Community Reaction Study was undertaken by the Boston Redevelopment Authority to determine the type and location of recreation facilities needed in the South Cove area.

Fenway

The Fenway Project is primarily a residential and institutional area, with over 70 medical, educational, cultural and religious institutions in the project area. The primary cause of blight has been the haphazard expansion of institutions into residential areas, thus creating uncertainty about the future of the neighborhood. Incompatible commercial and industrial land uses have also contributed to neighborhood decline.

To stabilize the area, the Authority has recommended the rehabilitation of over 80% of the existing housing units, and the replacement of obsolete structures with over 3,000 moderate rental housing units and housing for the elderly. Space for shops and other neighborhood services will also be provided.

Careful planning has insured that the section of the proposed Inner Belt Expressway running through the project will neither substantially reduce the amount of available land nor mar the beauty of the Back Bay Fens. The Expressway will be depressed and covered through the Fens from Huntington

Avenue to Brookline Avenue. Maximum use will be made of the air rights over the portion of the Expressway which will remain on ground level.

In September final documentation of the project and a request for over $10,000,100 in federal funds was submitted to the department of Housing and Urban Development for review and approval.

During 1966, the Christian Church initiated its $22 million "Church Center" development in the vicinity of the Mother Church under the provision of Chapter 121A of the General Laws. Demolition was completed on the Huntington Avenue site for a 24-story office building and 600 car underground garage.

Central Business District

Survey and planning work began on the Central Business District Project in 1963. Planning, economic, traffic, land use, and building condition studies have been undertaken by the Authority and its consultants. This work has involved close cooperation between the Authority and the Committee for the Central Business District, a non-profit corporation organized and financed by the business community to assist in the preparation and execution of a Central Business District Urban Renewal Plan.

The studies have indicated two principal findings. First, the area suffers from blighting conditions, particularly with respect to traffic and parking, obsolete and substandard buildings, and under-utilization of key land areas. Second, the area's location, its convenience, and the economic strengths which it possesses indicate significant potential for economic growth and stability, if effective remedial action is taken.

The Early Land Program, approved in December 1965, is the first step in the Central Business District Project execution. During 1966, South Station, Citymart and Raymond's were acquired. Merchants in the Citymart building were relocated, most of them to other downtown locations. Raymond's was temporarily relocated into the Citymart building. Development proposals for three parcels were received.

Campus High School.

The Campus High School Project in the Madison Park area of Roxbury is predominantly residential in character, with a concentration of industrial and commercial properties in one section. Although standard housing and community facilities exist, much of the land is vacant and the project includes some of the most deteriorated and blighted sections of the City.

During 1966, Survey and Planning, and Early Land Acquisition Loan applications were prepared for the project area. The Boston Redevelopment Authority held a public hearing on the early land proposals, which include a $15 million Campus High School. Subsequently, a working agreement was signed with the Madison Park community for a cooperative effort in the planning of the area. The City Council conducted public hearings on the project and, along with the Mayor, has approved the filing of both applications.

The Campus High School is planned as a complex of buildings accommodating 5,500 students from all over the City and offering a wide selection of courses and programs. The preliminary plans for the Early Land Area also call for 400 to 600 new and rehabilitated units of housing, and community

facilities. An additional area of the project is to be cleared for construction on the Inner Belt and Southwest Expressway.

West End

In the West End Project, two additional high-rise apartments containing 472 units were completed and opened for occupancy in 1966. The commercial and shopping center on Cambridge Street was 90% complete with occupancy scheduled for early 1967. This center will contain an 870 car-parking facility, shops, stores, a motor hotel, a 9-story office building and a theatre. The Retina Foundation's new research and office facility was completed and occupied.

Construction started in August on the Burns Institute being developed by the Shriners Hospital for Crippled Children. This five-story building and a new building of the Massachusetts General Hospital are both scheduled for completion in 1967. Construction was started on the new branch library on Cambridge Street, with completion scheduled for late in 1967.

A pedestrian mall through the entire area serves an important visual and recreational purpose. Completed during the past year, the pools, trees, benches, and landscaping of the mall enhance the area and provide pleasant pedestrian walkways between portions of the project area.

North Harvard

In March of 1966, the distinguished "Blue Ribbon" Panel, appointed by Mayor Collins, submitted its recommendations for the North Harvard Urban Renewal Area to the Mayor and the Boston Redevelopment Authority. Accordingly, the Authority has offered former owners residing on the site an opportunity to repurchase their homes on the condition that they agree to rehabilitate the properties in accordance with the City of Boston Building and Sanitary Codes. The Panel also recommended that the balance of the Project Area be developed with moderate income housing. The Authority is expected to designate a developer of the adjoining six-acre parcel on which 125 to 175 units of moderate-income family housing are planned.

NON-FEDERALLY ASSISTED PROJECTS

Whitney Street

In 1966, the Authority approved the application of Back Bay Manor Apartments, Inc., a 121A Corporation, to develop the third and final parcel in the city-financed Whitney Street project. Construction is scheduled to start in 1967 on a 20-story, 288 unit building and a three level, off-street parking facility.

Private Development Projects

Back Bay

The Back Bay Project is a joint planning effort being undertaken by the City, the Authority, the Back Bay Council, and the Back Bay Planning and

Development Corporation. In 1966, the first planning studies were completed. The preliminary plan presents objectives and general recommendations for residential preservation and rehabilitation, traffic and circulation improvements, landscaping, and areas where private development could be undertaken without the need for Federal financial assistance. The final plan will be completed and published during 1967 with recommendations for both private and public improvements.

121A Corporation Developments

Boston's housing stock is being improved through utilization of Chapter 121A of the Massachusetts General Laws. 121A developments undertaken by private investors are the Prudential Center, Allston-Waverly, and the Jamaicaway.

An estimated $190,000,000 in private funds have been invested or are committed for the development of the Prudential Center. Located in the Back Bay, the Center is designed to create a commercial-residential plaza to provide new employment opportunities, bolster the City's economy, and improve the tax base. A 52-story Prudential Tower, the 29-story Sheraton Boston Hotel and the City of Boston War Memorial Auditorium have been constructed. Twin 26-story apartment buildings are under construction and

other commercial and residential structures are proposed for development in the near future.

The Allston-Waverly Project, located in Brighton, is planned to enhance a thriving residential neighborhood through construction of 100 moderate rent housing units. The planned low-rise buildings and row houses will replace two under-utilized commercial buildings standing on otherwise vacant land, thus removing a potential threat to the stability of the neighborhood. Construction is scheduled to begin in the spring of 1967.

The Jamaicaway Tower replaced deteriorated, blight-creating residential buildings in a thriving middle-income residential neighborhood, and adds to Boston's growing supply of contemporary urban housing. The 30-story residential tower and four two-story town houses, which have been completed, also provide a substantial increase in tax yield to the City.

Tremont-Mason

The Tremont-Mason building, located in the downtown retail district overlooking the Boston Commons, is a privately financed 28-story luxury apartment building. It replaces several vacant and substandard retail buildings, expands the City's tax base, and provides modern and attractive in-city residences. Construction was completed in 1966.

VI. CENTRAL URBAN RENEWAL ACTIVITIES

INTRODUCTION

Certain renewal functions are administered by Authority-wide departments which are responsible for the direction of their department's activities in each federally assisted project. These departments include family business relocation, and property rehabilitation.

1. FAMILY RELOCATION

1966 brought a reorganization of the Family Relocation Department, resulting in the establishment of a central staff to provide program coordination to each of the projects.

The primary objectives of the department are to develop new techniques and methods for providing better relocation assistance to families and individuals being displaced through governmental action, and to insure, insofar as possible, that relocation has a beneficial effect upon the families and individuals involved. Other aims of the department are to perfect techniques of assessing private housing resources available to displaced families and individuals, encourage the development of additional resources where shortages exist, and to maintain liaison with community agencies and mobilize them to provide adequate services to displaced families and individuals.

In 1966, the Relocation Department undertook several study programs, including a survey of families living in the proposed Campus High Early Land Acquisition Area, and a survey for the Department of Public Works of residents and businesses to be displaced by the proposed Inner Belt and Southwest Expressway.

The Department also conducted an analysis of housing turnover in Boston during 1965, and began work on plans for several programs which will extend the scope of family relocation programs to include supporting services to families long after relocation is completed, mental health services for families with severe psychological difficulties, means of increasing the supply of large low-cost housing units (especially through the use of the Federal Rent Supplement Program in 221(d)3 housing) and provision of day care centers in relocation areas.

2. BUSINESS RELOCATION

The business relocation organization consists of a centralized office responsible for program-wide coordination plus six site offices to implement operations in each active project.

The program is designed to aid businesses in the process of relocation, including assistance in the selection of new quarters and in obtaining financial advice. The staff also provides business management advice with respect to marketing problems, new opportunities and economic trends. It expedites relocation payment for moving expenses and loss of personal property, and obtains Small Business Displacement Payments for those businesses which qualify for them.

During 1966, through cooperation with the Small Business Administration, the Boston Redevelopment Authority arranged for the granting of twelve long-term low-interest loans to businesses in three renewal projects, totalling $4,610,500. Many more loans are expected during 1967 with accelerated activity in four projects.

Progress on the relocation workload continued at a fast pace during 1966. There were 2,944 businesses in the workload for the year; by December 31, 1966, 1,453 of these had been relocated. Ninety percent of the relocated firms remained in the City.

3. PROPERTY REHABILITATION

The primary means of raising housing standards in Boston is through property rehabilitation. The Central Rehabilitation Office was established to supervise and coordinate private rehabilitation of over 30,000 dwelling units throughout the City by 1975.

The department's responsibilities to property owners involved in rehabilitation includes assistance in negotiating with contractors, lending institutions, the Federal Housing Administration, and the Fire Insurance Rating Bureau, as well as interpreting building and health codes and standards. The staff provides cost estimating services and assistance in administrative processing of federal financing aids such as the Section 312 direct 3% loans and the Section 115 direct grants.

The staff is currently studying new methods of rehabilitation and financing as well as defining rehabilitation policy, targets, and procedures for staffs in the renewal projects.

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TABLE 1

PROJECT STATUS
BOSTON DEVELOPMENT PROGRAM

PROJECT	STATUS	ESTIMATED COMPLETION DATE	ACRES	MAJOR REUSE
FEDERALLY ASSISTED				
New York Streets	Completed	1965	22.3	Industrial Commercial
West End	Execution	1968	41.0	Residential
Government Center	Execution	1969	60.5	Commercial Institutional
Washington Park	Execution	1968	502.0	Residential
Waterfront	Execution	1969	104.5	Commercial Residential
Charlestown	Execution	1971	520.0	Residential
South End (Including Castle Square)	Execution	1972	616.0	Residential
Central Business District	Early Land Acquisition	----	245.5	Commercial
South Cove	Execution	1971	96.5	Residential Institutional
Fenway	Pending State Approval	1972	507.3	Residential Institutional
North Harvard	Execution	1967	6.5	Residential
Campus High	Early Land Application Pending Federal Approval	1972	129.3	Residential Institutional
NON-FEDERALLY ASSISTED				
Whitney Street	Execution	----	7.2	Residential
Prudential	Execution	----	31.3	Commercial Residential
Allston-Waverly	Acquisition	----	4.9	Residential
Jamaicaway	Completed	1965	3.9	Residential
Tremont-Mason	Completed	1966	.75	Residential
Back Bay	Planning	----	324.3	Residential

TABLE 2

FEDERAL FINANCIAL COMMITMENT
BOSTON DEVELOPMENT PROGRAM

DECEMBER 31, 1966

FEDERALLY ASSISTED PROJECTS APPROVED	TOTAL FEDERAL CAPITAL GRANT
New York Streets	$ 3,194,033
West End	$ 11,774,918
Washington Park	$ 24,931,775
Government Center	$ 33,957,391
North Harvard	$ 396,122
Charlestown	$ 26,448,302
Waterfront	$ 16,485,200
South End (including Castle Square)	$ 36,865,309
South Cove	$ 11,507,235
Fenway	$ 9,370,943
SUBTOTAL	$ 174,931,228
EARLY LAND	
Central Business District	$ 19,460,880
PENDING FEDERAL APPROVAL	
Campus High (Est.)	$ 8,270,800
TOTAL FEDERAL COMMITMENT (includes Relocation Grants)	$ 202,662,908

TABLE 3A

INVESTMENT SUMMARY
FEDERALLY-ASSISTED URBAN RENEWAL PROJECTS

(MILLIONS OF DOLLARS)

	Washington Park	Government Center	Waterfront-Faneuil Hall	Central Business District	Fenway	New York Streets	West End	Charlestown	South Cove	South End[a]	North Harvard	Campus High	TOTAL
MAJOR REUSES													
Public Investment: ($ millions)	$25.6	$121.0	$ 7.7	$ 43.0	$ 23.7	$ .5	$ .3	$70.1	$ 11.2	$ 91.7	----	$17.4	$ 412.2
Commercial	----	13.0	----	5.0	.3	----	----	28.0	8.0	----	----	----	54.3
Residential	5.0	----	----	----	----	----	----	5.0	----	13.4	----	----	23.4
Institutional	9.2	97.4	----	22.6	20.0	----	.3	30.1	1.2	61.8	----	15.5	257.5
Improvements	11.4	10.6	7.7	16.0	3.4	.5	----	7.0	2.0	16.5	----	1.9	77.0
Private Investment: ($ millions)	$39.2	$ 96.1	$123.7	$271.0	$234.7	$17.0	$73.4	$45.3	$141.1	$140.8	$5.5	$ 9.6	$1197.4
Comm. & Ind.	2.6	95.0	61.2	255.0	80.6[b]	17.0	7.5	12.5	17.0	12.0	----	----	559.8
Residential	30.2	----	58.2	16.0	----	----	55.0	32.8	14.5	58.1	5.5	9.6	279.9
Institutional	6.4	1.1	4.3	----	154.7	----	10.9	----	109.6	70.7	----	----	357.7

a) Includes Castle Square

b) Christian Science Development includes some residential land use

TABLE 3B

NON-FEDERALLY ASSISTED PROJECTS - INVESTMENT SUMMARY

(MILLIONS OF DOLLARS)

	Whitney Street	Prudential	Tremont Mason	Jamaica-way	Allston Waverly	Back Bay	TOTAL
MAJOR REUSES							
Public Investment: ($ millions)	$ 1.9	$ 12.0	---	---	---	$27.2	$ 41.1
Comm. & Ind.	---	---	---	---	---	.7	.7
Residential	---	---	---	---	---	---	---
Institutional	---	12.0	---	---	---	22.4	34.4
Improvements	1.9	---	---	---	---	4.1	6.0
Private Investment: ($ millions)	$12.5	190.0	$12.0	$7.0	$1.8	$42.0	$265.3
Comm. & Ind.	---	150.0	---	---	---	9.0	159.0
Residential	12.5	40.0	12.0	7.0	1.8	32.0	105.3
Institutional	---	---	---	---	---	1.0	1.0

TABLE 4

SCHEDULED IMPROVEMENT OF HOUSING STOCK
BOSTON DEVELOPMENT PROGRAM
(DWELLING UNITS)

PROJECT	CLEARANCE	NEW CONSTRUCTION	REHABILITATION
FEDERALLY ASSISTED			
New York Streets	998	-	-
West End	3510	2400	-
Washington Park	2570	1550	5700
Government Center	989	-	-
North Harvard	59	140- 280	-
Charlestown	925	1400	5703
Waterfront	-	1960	550
South End*	5250	4100	20553
South Cove	-	600	455
Fenway	810	3500	3693
Central Business District	-	450-1000	-
Campus High	632	400- 600	-
SUBTOTAL	15743	16500 17390	36654
NON-FEDERALLY ASSISTED			
Whitney Street	437	632	-
Prudential	-	812	-
Tremont-Mason	-	378	-
Jamaicaway	3	282	-
Allston-Waverly	-	102	-
Back Bay	-	230	-
SUBTOTAL	440	2436	-
TOTAL	16183	18936 19826	36654

* Includes Castle Square

TABLE 5

REHABILITATION PROGRESS

DECEMBER 31, 1966

PROJECT	DWELLING UNITS		EXPENDITURES
CHARLESTOWN	committed or underway	60	$ 391,699
	completed	95	$ 244,752
	TOTAL	155	$ 636,451
SOUTH COVE	committed or underway	-	$ -
	completed	10	$ 20,100
	TOTAL	10	$ 20,100
SOUTH END	committed or underway	32	$ 307,750
	completed	44	$ 326,210
	TOTAL	76	$ 633,960
WASHINGTON PARK	committed or underway	1091	$2,800,910
	completed	1480	$2,316,718
	TOTAL	2571	$5,117,628
ALL PROJECTS	committed or underway	1183	$3,500,359
	completed	1629	$2,907,780
	TOTAL	2812	$6,408,139

GLOSSARY OF URBAN RENEWAL TERMS

Local Public Agency (LPA) - the official body empowered by the City to undertake its urban renewal projects. In Boston the LPA is the BRA.

The General Plan - prepared by the Authority and adopted by the Mayor and the City Council. The Plan guides city-wide and renewal planning in Boston and calls for completion of the Development Program in 1975.

Urban Renewal Plan - a legal document, developed by the local public agency and approved by its governing body, which guides and controls the development of an urban renewal area.

Survey and Planning Application - an application submitted by an LPA for an advance of funds to conduct surveys and prepare plans necessary to bring a proposed urvan renewal project to the development stage.

Loan and Grant Contract - a contract between the Federal Government and the LPA, stipulating the amount and uses of Federal funds to be used in undertaking an urban renewal project.

Capital Improvements - Construction of or improvements of city-owned public facilities.

112 Credits - a provision of Section 112 of the Federal Housing Act permitting expenditures by hospitals and educational institutions in project areas to be credited to the City's share of urban renewal costs.

121A Corporation - a provision of Chapter 121A of the Massachusetts General Laws which provides for creation of "limited dividend corporation" for the purpose of building residential or office complexes in return for certain real estate tax advantages.

221(d)3 Housing - multi-family, moderate income rental or cooperative housing, constructed or rehabilitated under the provisions of Section 221(d)3 of the Federal Housing Act. Priority in 221(d)3 housing is given to families displaced by urban renewal or other government action.

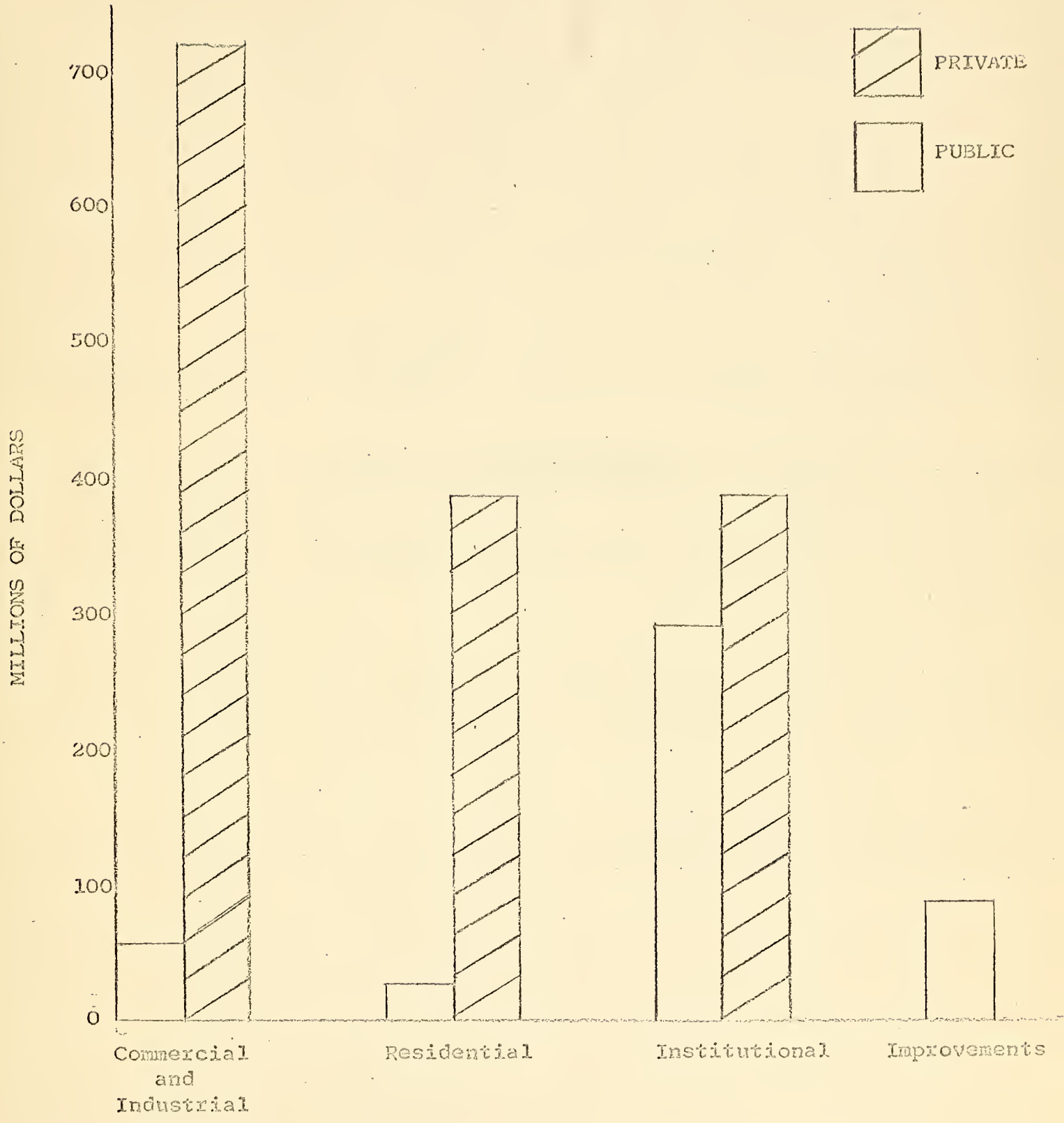
GLOSSARY OF URBAN RENEWAL TERMS
(CONTINUED)

312 Loan - a provision of the Federal Housing Act for extending 3% interest loans to homeowners living in urban renewal or code enforcement areas for the purpose of housing rehabilitation.

115 Grant - a direct grant for housing rehabilitation made to owner-occupants of one or two-family homes in urban renewal areas, whose income is under $3,000 or whose housing expenses are more than 25% of their income.

FIGURE 1

SCHEDULED PRIVATE AND PUBLIC INVESTMENT
(BY TYPE)
BOSTON DEVELOPMENT PROGRAM



HOUSING REHABILITATION*
BOSTON DEVELOPMENT PROGRAM

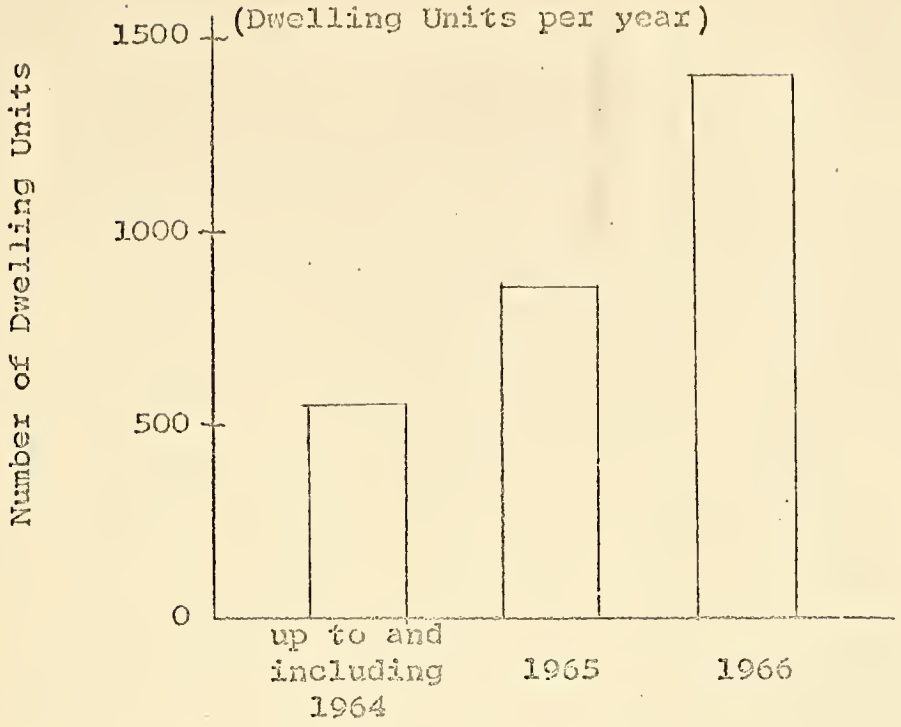
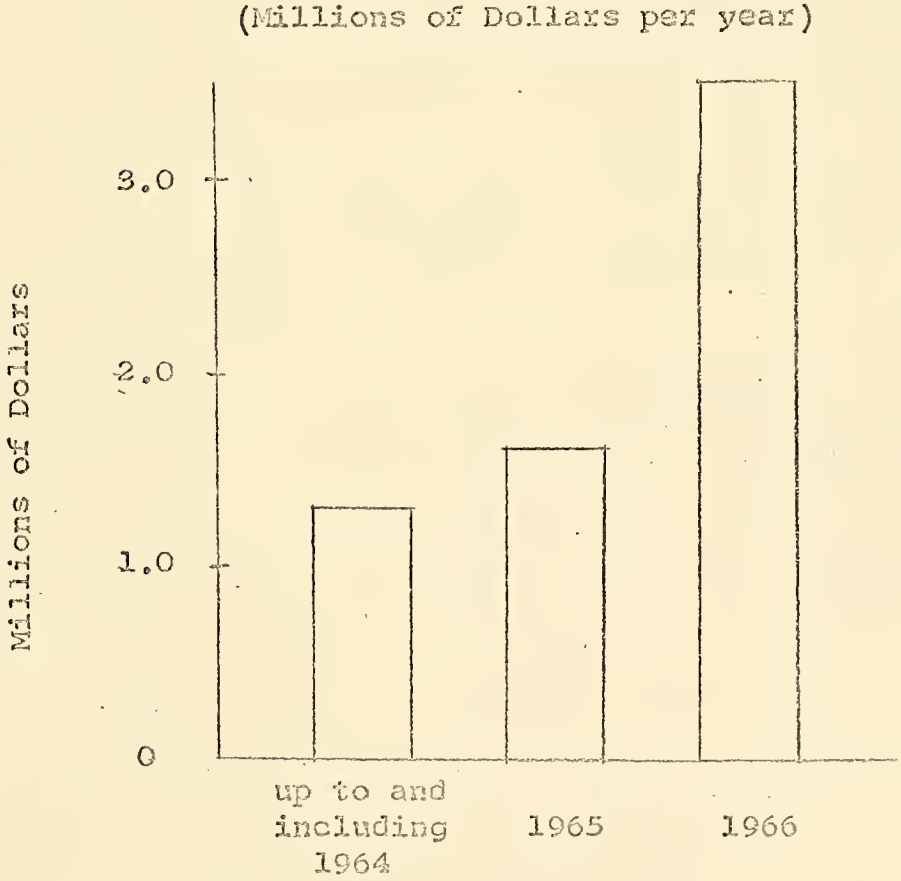


FIGURE 3

REHABILITATION INVESTMENT*
BOSTON DEVELOPMENT PROGRAM



* Committed, completed, or underway